

Before the Board of Zoning Adjustment, D. C.

Application No. 11561, of Arthur L. Willcher, pursuant to Section 8207.1 of the Zoning Regulations for variances from the minimum lot area, lot width, lot occupancy, FAR, rear and side yard requirements of Section 3301.5 of the regulations and variances from Sections 7205.12 and 7205.2 of the Regulations to permit the erection of seven row dwellings by subdivision and permit open parking in front of and within ten (10) feet of single-family dwellings in the R-5-A District located at 2444-2456 Elvans Road, S. E., Lots 869 and 929, Square 5874.

HEARING DATE: March 20, 1974

EXECUTIVE SESSION: April 23, 1974

FINDINGS OF FACT:

1. The applicant proposes to subdivide the subject property into seven lots and construct seven row dwellings.
2. The report submitted by the Mayor's Assistant for Housing Programs as required by law recommended denial of the subject application because of inadequate site plans for developing the subject property.
3. The report submitted by the National Capital Planning Commission as required by law commented unfavorably on the applicants site plan, but stated that the application conforms to the Comprehensive Plan for the National Capitol.
4. The report submitted by the D. C. Department of Highways and Traffic as required by law stated no objection to the proposed development.
5. The report submitted by the Zoning Unit of the Office of Planning and Management of the District of Columbia recommended approval of this application.
6. All variances requested by the applicant are area variances.
7. The subject lots as they exist are exceptionally narrow.
8. No opposition was registered.

9. There is no access to the subject property except by Elvans Road, which makes it necessary to provide parking next to the proposed dwellings.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the applicant has demonstrated a practical difficulty within the meaning of the variance clause of the regulations and that the requested relief can be granted without detriment to the public good or substantially impairing the integrity of the zoning map and plan.

ORDERED: That the above application be GRANTED.

VOTE: 3-1-0 (Mr. Hatton abstaining and Mr. Scrivener not present)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: *James E. Miller*
JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: JUN 03 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.